

MINUTES OF THE DECEMBER 2, 2009 DESIGN REVIEW MEETING

**CITY OF MESA**  
**MINUTES OF THE**  
**DESIGN REVIEW BOARD**  
**DECEMBER 2, 2009**

A meeting of the Design Review Board was held in the Lower Level of the Council Chambers 57 East First Street, at 5:00 p.m.

MEMBERS PRESENT

Tim Nielsen - Chair  
Greg Lambright  
Tom Bottomley  
Craig Boswell  
Delight Clark  
Dan Maldonado

MEMBERS ABSENT

Wendy LeSueur    Excused

OTHERS PRESENT

Lesley Davis  
Debbie Archuleta  
John Wesley  
Angelica Guevara  
Wahid Alam  
Laura Hyneman  
Tom Ellsworth  
Mia Lozano-Helland  
Richard Dyer  
Shahir Safi  
Mark Wavering  
Julie Howard  
Paul Almond  
Scott Nye  
Gordon Hawes  
Mike James  
Others

## MINUTES OF THE DECEMBER 2, 2009 DESIGN REVIEW MEETING

A. Call to Order:

Chair Tim Nielsen called the meeting to order at 5:00 p.m.

B. Approval of the Minutes of the October 7, 2009 Meeting:

On a motion by Tom Bottomley seconded by Craig Boswell the Board unanimously approved the minutes.

C. Take Action on all Consent Agenda items:

D. Design Review Cases:

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**CASE #: DR09-19**      **Brown & Horne Gas Station & C-Store**  
**LOCATION/ADDRESS:**      758 East Brown Road  
**REQUEST:**      Approval of a 3,600 sq. ft. C-store and a 2,760 sq. ft. gas canopy  
**COUNCIL DISTRICT:**      District 1  
**OWNER:**      Alex & Raj LLC  
**APPLICANT:**      GBMA Architecture LLC  
**ARCHITECT:**      Manuel Aguirre, A.I.A., Architect of Record  
**STAFF PLANNER:**      Wahid Alam, AICP

**REQUEST:**      Approval of a 3,600 sq. ft. C-store and a 2,760 sq. ft. gas canopy

**SUMMARY:**      This case was removed from the consent agenda by the applicant. Scott Nye represented the case. Mr. Nye explained the client wanted to change the perforated metal so it was more opaque, paint it white, and back light it.

Chair Tim Nielsen confirmed the top plane would be covered by the cantilevered roof.

Boardmember Craig Boswell confirmed there would be down lighting behind the perforated metal box. He was concerned about rust. He confirmed the same material would be used on the gas canopy.

Chair Tim Nielsen suggested using powder coated stainless steel.

Boardmember Tom Bottomley stated perforated metal can look cheap. He would prefer they use stamped metal. He was concerned clearstory. He did not want the supports to be visible. He thought the building was flat. He suggested the entry should come out 2', and the glass along the front elevation be recessed. He thought the wainscot should be raised up higher than the base of the windows. He thought the shed element along the rear should be thickened. He thought the glass at the men's restrooms needed to be sand blasted. At the gas pumps he wanted the masonry wraps on the columns raised 2'. He thought the bollards were awkward and wanted the corners to be eased slightly so they weren't so round, but would not have sharp edges.

**MOTION:**      It was moved by Tom Bottomley and seconded by Craig Boswell that DR09-19 be approved with the following conditions:

1. **Revised perforated metal canopy to be punched metal, mostly opaque, stainless steel or satin aluminum.**
2. **Extend the canopy one foot on each side.**
3. **Pull out the entry 2'.**
4. **Sandblasted glass in rear to be carried over at men's room.**
5. **Masonry wraps on columns to be raised 2'.**
6. **Hooded bollards to be radiussed 2" or 4".**
7. **At the transition of the windows raise the wainscot 8".**
8. **Recess glass to rear face of cmu.**
9. Compliance with all City development codes and regulations.

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10. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
11. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
12. Fire risers, building downspouts and roof access ladders are to be located within the building.
13. Compliance with the Board of Adjustment's conditions of approval for case# BA09-019.
14. All conditions of approval for BA09-019 related to signs may be modified only through the review and approval of a Special Use Permit for a Comprehensive Sign Plan.
  - a) Any detached sign along Brown Road shall not exceed twelve-feet (12') in height and eighty square feet (80 square feet) in area.
  - b) Any detached sign along Horne shall not exceed eight-feet (8') in height and fifty square feet (50 square feet) in sign area.
  - c) All signs. Attached and detached, shall require review and approval by Planning Division staff prior to the issuance of building permits.
  - d) "Pump topper" signs greater than three square feet, and all exterior mounted point-of-sale signs shall not be permitted within the development. Pump topper signs shall not be illuminated.
15. Use integral color CMU blocks, which will require review and approval by Planning Division staff prior to the issuance of building permits
16. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review staff prior to submitting for building permit application.

**VOTE:** Passed 6 – 0

## MINUTES OF THE DECEMBER 2, 2009 DESIGN REVIEW BOARD

**CASE #: DR09-20 Mesa Park & Ride – Power Road**

**LOCATION/ADDRESS:** 3055 N Power Road

**REQUEST:** Approval of a 4.9 acre park & ride with a 396 sq. ft. accessory building

**COUNCIL DISTRICT:** District 5

**OWNER:** City of Mesa

**APPLICANT:** Shahir Safi, Senior Civil Engineer, Project Manager, City of Mesa

**CONSULTANTS:** Dan Freese, Civil Engineer, Jacobs

Peter Pascu, Architect, DWL

Steve Lohide, Landscape Architect, Logan Simpson Design

**STAFF PLANNER:** Wahid Alam, AICP

**REQUEST:** Approval of a 4.9 acre park & ride with a 396 sq. ft. accessory building

**SUMMARY:** This case was on the consent agenda and therefore was not discussed individually.

**MOTION:** It was moved by Craig Boswell and seconded by Tom Bottomley that DR09-20 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division.
2. Compliance with all City development codes and regulations.
3. Compliance with Zoning Hearing case ZA09-56.
4. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
6. Fire risers, building downspouts and roof access ladders are to be located within the building.
7. Bus shelters shall be custom designed for this specific site and will require review and approval by the Design Review staff prior to submitting for building permit application.
8. Screen walls along Power Road shall match the building in color, texture and material.
9. All driveway widths shall be minimum 24 feet.
10. Revise the landscape plan to make the platform area like an oasis with more green and lush vegetation and will require review and approval by the Design Review staff prior to submitting for building permit application.

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11. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review staff prior to submitting for building permit application.

**VOTE:** Passed 6 – 0

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<b>CASE #:</b>	<b>DR09-21</b>	<b>Mesa Park &amp; Ride – Country Club</b>
<b>LOCATION/ADDRESS:</b>	1830 S Country Club Drive	
<b>REQUEST:</b>	Approval of a 7.07 acres park & ride facility	
<b>COUNCIL DISTRICT:</b>	District 3	
<b>OWNER:</b>	City of Mesa	
<b>APPLICANT:</b>	Chris Scott, Senior Civil Engineer, Project Manager, City of Mesa	
<b>CONSULTANTS:</b>	Carlos Sanchez-Soria, Engineer, T.Y. Lin International John Andrew, Landscape Architect, RBF Consulting	
<b>STAFF PLANNER:</b>	Wahid Alam, AICP	

**REQUEST:** Approval of a 7.07 acres park & ride facility

**SUMMARY:** This case was removed from the consent agenda due to a conflict by Boardmember Craig Boswell.

**MOTION:** It was moved by Greg Lambright and seconded by Tom Bottomley that DR09-21 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations with the following modifications to be provided to Design Review staff for review and approval at least one week prior to submitting construction documents to the Building Safety Division.
2. Compliance with all City development codes and regulations.
3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
4. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
5. Fire risers, building downspouts and roof access ladders are to be located within the building.
6. Bus shelters shall be custom designed for this specific site and needs prior Design Review staff approval. Standard City of Mesa Bus shelter not acceptable for this project.
7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review staff prior to submitting for building permit application.

**VOTE:** Passed 5 – 0 – 1 (Boardmember Boswell abstained)

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**CASE #: DR09-22 Chiller City**

**LOCATION/ADDRESS:** 563 West 3<sup>rd</sup> Avenue  
**REQUEST:** Approval of a 26,971 sq. ft. office/factory/warehouse  
**COUNCIL DISTRICT:** District 4  
**OWNER:** Andy Wylde  
**APPLICANT:** Paul Almond  
**ARCHITECT:** Paul Almond  
**STAFF PLANNER:** Angelica Guevara

**REQUEST:** Approval of a 26,971 sq. ft. office/factory/warehouse

**SUMMARY:** This case was removed from the consent agenda. Paul Almond represented the case.

Boardmember Tom Bottomley was concerned that the reveals would not be noticeable and the building would appear flat. He thought the design was unique but wanted it to be more three-dimensional. He applauded the applicant for being different, but thought it would be very flat from the side. He wanted more relief to the wall panels. He suggested using texture and more color variation.

Boardmember Dan Maldonado was concerned the landscape design did not relate to the building. He thought the trees used should add to the effect on the building. He suggested Evergreen Elm or Chinese Pistache. He suggested using some evergreen trees and some deciduous trees.

Mr. Almond explained there was a lot of up and down and in and out movement on the front of the building. He would like to move some of the trees from the rear of the site to the front. He liked the idea of varying the color between the branches and using insets between the branches.

Boardmember Greg Lambright thought the design was fine as it was. He stated it is in an industrial area, not on an arterial, and the design is unique.

Chair Tim Nielsen applauded the applicant for his design. He thought it was a bold statement for the area. He was OK with the grays. He understood Boardmember Bottomley wanted to push the artistry a little further.

**MOTION:** It was moved by Tom Bottomley and seconded by Delight Clark that DR09-22 be approved with the following conditions:

1. Compliance with the development as described in the Design Review Board staff report and as shown on the site plan, landscape plan, floor plans and exterior elevations.
  - a. Provide more trees at front entry with fewer shrubs
  - b. Provide additional colors to the palette. To be approved by Design Review Staff.
  - c. Where the tree reveals are, vary the thickness of the panels and provide texture.



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- d. Provide different whites and grays.
- 2. Compliance with all City development codes and regulations.
- 3. Compliance with all requirements of the Development Services, Engineering, Transportation, and Solid Waste Departments.
- 4. Compliance with all requirements of the Subdivision Regulations if the pad/building sites are to be individually owned or if there is to be a condominium form of ownership.
- 5. All backflow preventers 2" or larger shall be screened with landscape material located within a 6' radius of the backflow preventer. All backflow preventers less than 2" shall be placed in a wire mesh basket *and painted green. (The City of Mesa has requested the change to green, to discourage theft.)*
- 6. Fire risers, building downspouts and roof access ladders are to be located within the building.
- 7. Provide two half size color elevations, one full size and one 8-1/2 X 11 set of reproducible revised site plans, landscaping plans and elevations showing compliance with conditions of approval for this case to the Design Review Staff prior to submitting for building permit application.

**VOTE:** Passed 6 – 0

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- F. Discuss, receive comment and take action on the following appeals of Administrative Design Review:

None

- G. Other business:

Discuss and provide direction on development of Design Guidelines for specific areas.

Planning Director John Wesley stated the intent is to establish character areas through the community.

Laura Hyneman stated the new Zoning Ordinance tries to codify design guidelines. She asked the Board if they had more projects and objectives.

Chair Tim Nielsen confirmed the 5 items listed under Objectives for New Design guidelines were in response to things that have happened in the past. He wondered if the Board should determine what doesn't work.

Ms. Hyneman asked where the Board thought we should focus first. The Light Rail corridor, or somewhere else? She asked the Board to review the draft of the new Zoning Ordinance and see if they think there should be changes.

Chair Nielsen confirmed with Mr. Wesley that the Board can suggest changes to the new Zoning Ordinance. However, the Zoning Ordinance will be for the entire City, the guidelines will be for character areas, which will be different from the Zoning Ordinance.

Boardmember Greg Lambright would like more time with staff to see what staff really wants. He suggested morning meetings twice a month, and offered to have members of his staff attend the meetings.

Chair Nielsen said the Board and staff need to create a tool to enhance development.

Distribute submittals to Board

- H. Adjournment:

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Respectfully submitted,

Debbie Archuleta  
Planning Assistant

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